

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Two bedroom retirement apartment
- ◆ White bathroom
- ◆ Lounge
- ◆ Fitted breakfast kitchen
- ◆ Communal gardens
- ◆ 24 hour on-site staff
- ◆ Emergency pull cord system
- ◆ No upward chain
- ◆ Sought after location
- ◆ Communal hall



21 ST GEORGES COURT, CLARENCE ROAD, FOUR OAKS, B74 4LL - £150,000

St Georges Court is a purpose built retirement complex comprising of bungalows and apartments situated off Clarence Road. The development is therefore ideally and centrally located for local shopping facilities including the Co-Op and regular bus services on Clarence Road. Offering very sheltered accommodation and having a House Manager/Housekeeper and emergency internal call facilities in every room, the development is set in attractive grounds with communal parking. The apartment block offers facilities for the owners including a large reception hall and Manager/Housekeeping office. There is an attractive communal lounge which offers a regular activity program, dining area and conservatory together with a laundry room and guest suite, additionally the house restaurant provides daily meals along with tea and coffee. Number 21 is a first floor apartment which offers pleasant views to the front and is accessed by both stairs and lift. Offering gas central heating and pvc double glazing (both where specified) the accommodation briefly comprises:- a reception hall, attractive spacious lounge, kitchen having appliances, two double bedrooms and a well appointed bathroom. To fully appreciate the property on offer we highly recommend an internal inspection, set in council tax band D.

COMMUNAL ENTRANCE/RECEPTION AREA: Providing an attractive well laid out meeting area for owners and having the House Managers meeting area off, there is additionally a substantial owners lounge, meeting area, dining room providing hot lunches, conservatory area, laundry and guest wc. Access is gained to the first floor via a lift or staircase that has double glazed windows and a hallway gives access to the properties front door which in turn opens to:-

RECEPTION HALL: Radiator, large cloaks cupboard which could be used for storage utility space, a walk-in wardrobe.

ATTRACTIVE LOUNGE: 13'04" x 13'11" Pvc double glazed window to front, double radiator.

KITCHEN: 13'11" x 5'08" Pvc double glazed window to side, pvc double glazed window to rear, stainless steel sink inset into box edge worksurfaces with complementary part tiled walls, having a range of fitted cupboards to both base and wall and a variety of pan drawers, eye level oven with grill, induction hob and plumbing for washing machine.

BEDROOM ONE: 12'10" x 8'08" Pvc double glazed corner window to both side and rear, full length sliding wardrobes and radiator.

BEDROOM TWO: 13'10" x 10'01" max, 7'01" min Pvc double glazed window to side and radiator.

BATHROOM: 7'11" x 5'03" With white suite comprising of a bath with overhead shower and folding glazed screen, with tiled splashbacks and wash hand basin in white with low level w.c. and tiled flooring.

OUTSIDE: Communal parking set to the front and side of the property.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



TENURE: We have been informed by the vendor that the property leasehold (Please note that the details of the tenure should be confirmed by any prospective purchaser's Solicitor)

COUNCIL TAX BAND: D

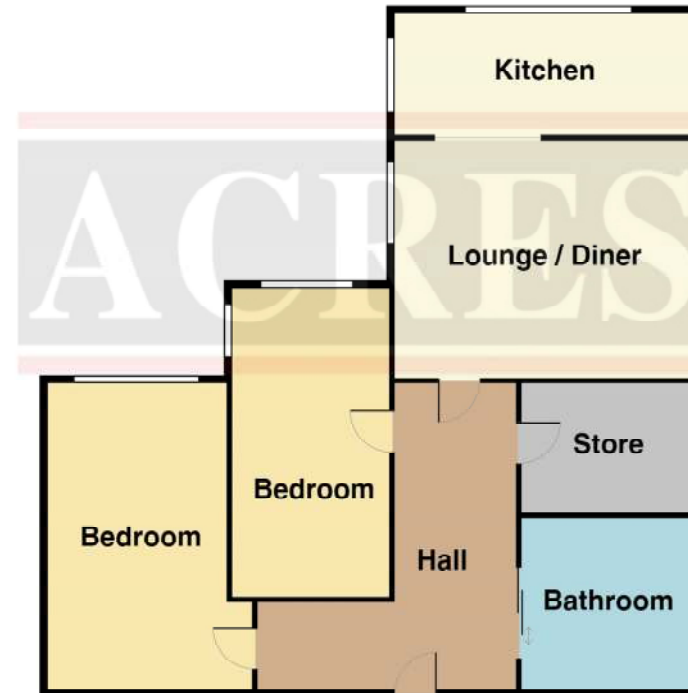
FIXTURES & FITTINGS: Fitted carpets are included within the sale.

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Clarence Road

core	Energy rating	Current	Potentia
2+	A		
1-91	B		81 B
7-80	C	80 C	
5-68	D		
3-54	E		
1-38	F		
20	G		

St. Georges Court, Clarence Road Four Oaks,



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.